

ZONING AND ADJUSTMENT BOARD

November 21, 2005

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, November 21, 2005, at 6:30 P.M. with the following members present: Larry Story- Chairman, Ron Berry, Marge Thies, Dale Nichols, Frank Topping, Rusty Mask, and Evan Merritt. Richard Cole, Jr., Dossie Singleton Frank Szczepanski and James Sutton were absent. Terry Neal- Zoning and Adjustment Board Attorney, Sandy Cassels- Board Secretary, and Roberta Rogers- Director of Planning and Development, were present.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Story presented the proof of publication.

Mr. Nichols made a motion to approve the minutes from the November 7, 2005 meeting. Mr. Merritt seconded the motion and the motion carried.

T2005-0044

Roger E. & Barbara J. Wynn

Ms. Thies made the motion to remove this application from the table. Mr. Nichols seconded the motion and the motion carried.

Barbara Wynn, applicant, was present and requesting a renewal of a Temporary Use Permit for one year for a travel trailer while a residence is being constructed. There were six (6) notices sent. Of the six (6) notices sent, one (1) was returned in favor and none were returned in objection. There were no objections from the audience. Mr. Nichols asked Mrs. Wynn approximately how far the residence is from completion. Mrs. Wynn explained they had the drywall installed, so she believes they are almost finished.

Mr. Nichols made the motion to recommend approval of the Temporary Use Permit for one (1) year based on the information provided in the staff report. Mr. Berry seconded the motion and the motion carried.

R2005-0108

Carter-Sumter, 202 Acre/I-75 Land Trust

Greg Beliveau, representative for the applicant, was present and requesting rezoning of 46.46 acres MOL from A5 & CH to CP. There were nine (9) notices sent. Of the nine (9) notices sent, none were returned in objection or in favor. There were no objections from the audience. Mr. Beliveau explained the main entrance of the project will be located on C-475 and there will be an emergency only entrance on the south end of the property. Ms. Thies noted the original letter of application stated incorrect directions to the property. Mr. Topping asked what the open space on the map is planned to be. Mr. Beliveau stated these areas are going to be grass and trees. Mr. Beliveau explained the structures were located so some trees will not have to be removed. Mr. Topping asked if the buildings will be under common ownership or if the buildings will be sold. Mr. Beliveau stated they are not that far in the planning stage.

Mr. Nichols made the motion to recommend approval of the rezoning from A5 & CH to CP on 46.46 acres MOL to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Topping seconded the motion and the motion carried.

R2005-0109

Kenneth F. & Lisa Krupinski

Kenneth Krupinski, applicant, was present and requesting a rezoning on 1.505 acres MOL from an illegal A5 to RR1C. There were two (2) notices sent. Of the two notices sent, none were returned in favor or in objection. There were no objections from the audience. Mrs. Rogers asked Mr. Krupinski if he understood a large part of this property is in the 100 year flood plain. Mr. Krupinski stated he understands this.

Mr. Nichols made the motion to recommend approval of the rezoning from an illegal A5 to RR1C on 1.505 acres MOL to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Berry seconded the motion and the motion carried.

R2005-0110

William & Christine Weishaupt

Christine Weishaupt, applicant, was present and requesting a rezoning on 2 acres MOL from A5 & RR1 to RR1C. There were nine (9) notices sent. Of the nine (9) notices sent, one (1) was returned in favor and one was returned in objection. Mrs. Rogers read the letter of objection into the record. There were no objections from the audience. Mr. Topping asked Mrs. Weishaupt who would be the owner of the property. Mrs. Weishaupt explained she was deeding the property to her daughter. Mrs. Rogers asked Mrs. Weishaupt if she understands a portion of this property is in the 100 year flood plain. Mrs. Weishaupt explained she understood this.

Mr. Nichols made the motion to recommend approval of the rezoning from A5 & RR1 to RR1C on 2 acres MOL to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Merritt seconded the motion and the motion carried.

R2005-0111

ARL Cattle Co., LLC

Steve Richey, representative for the applicants, was present and requesting a rezoning of 80 acres MOL from A5 to R2C and 116 acres MOL to RR5C. There were sixteen (16) notices sent. Of the sixteen (16) notices sent, none were returned in favor and one (1) was returned in objection. Mrs. Rogers read the letter of objection into the record. There were two objections from the audience: Wendell Martin and Glen King. Mr. Richey explained there would be approximately 150 single family residences on the property and part of the property would be used for roads. Mr. Martin asked if the Urban Development Area (UDA) was being expanded for this project. Mr. Richey explained the property is partially in the UDA and partially out of the UDA. Mr. Richey explained he spoke with the Lake Panasoffkee Water Association about providing water to the site and they have agreed to provide water. Mr. Richey then explained there would be private septic tanks. Mr. King explained he is against this rezoning as the increase in homes will have an increase on the number of children attending the Lake Panasoffkee Elementary School.

Mr. Topping made the motion to recommend approval of the rezoning of 80 acres MOL from A5 to R2C and 116 acres MOL to RR5C to the Board of Sumter County Commissioners based on the information provided in the staff report. Ms. Thies seconded the motion and the motion carried.

Mr. Nichols made a motion to adjourn the meeting at 7:00 pm. Mr. Merritt seconded the motion and the motion carried.

Larry Story, Chairman
Zoning and Adjustment Board